

TEMPORARY USE PERMIT

DYKHOF NURSERIES AND FLORIST

DRAWING LIST	
Sheet Number	Sheet Name
A-100	DRAWING LIST
A-101	SITE PLAN
A-102	BUILDING ELEVATIONS SHT. 1
A-103	BUILDING ELEVATIONS SHT. 2
A1.3	CONTEXT PHOTOS
A1.4	MAP OF PROTECTED AREA
N/A	PARTIAL POSTING PLAN OF LOTS 1 AND 4
N/A	SKETCH PLAN OF OFFSET STAKING OVER LOTS 1,2,3 AND 4
N/A	TOPOGRAPHIC SITE PLAN OVER LOTS 1,2,3 AND 4
C-001	SITE GRADING & STORMWATER MANAGEMENT PLAN



LOCATION:
 LOTS 1, 2, 3 & 4 AND PORTION OF FORESTER
 ROAD AND LANE
 FRONTING ON OLD DOLLARTON ROAD

ISSUED FOR PERMIT

DRAWING NUMBER	REFERENCE TITLE	REV.	REVISION DESCRIPTION	DATE	DRN	CHK'D	APP'D
		A	ISSUED FOR PERMIT	2019.02.13	FPA	KSA	



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DESIGNED: F. PASCAL	DATE: 2019.02.13
DRAWN: F. PASCAL	DATE: 2019.02.13
CHECKED: K. SAVAGE	DATE: 2019.02.13
APPROVED: K. SAVAGE	DATE: 2019.02.13
PROJECT ENG: K. SAVAGE	DATE: 2019.02.13
SCALE:	SIZE: D

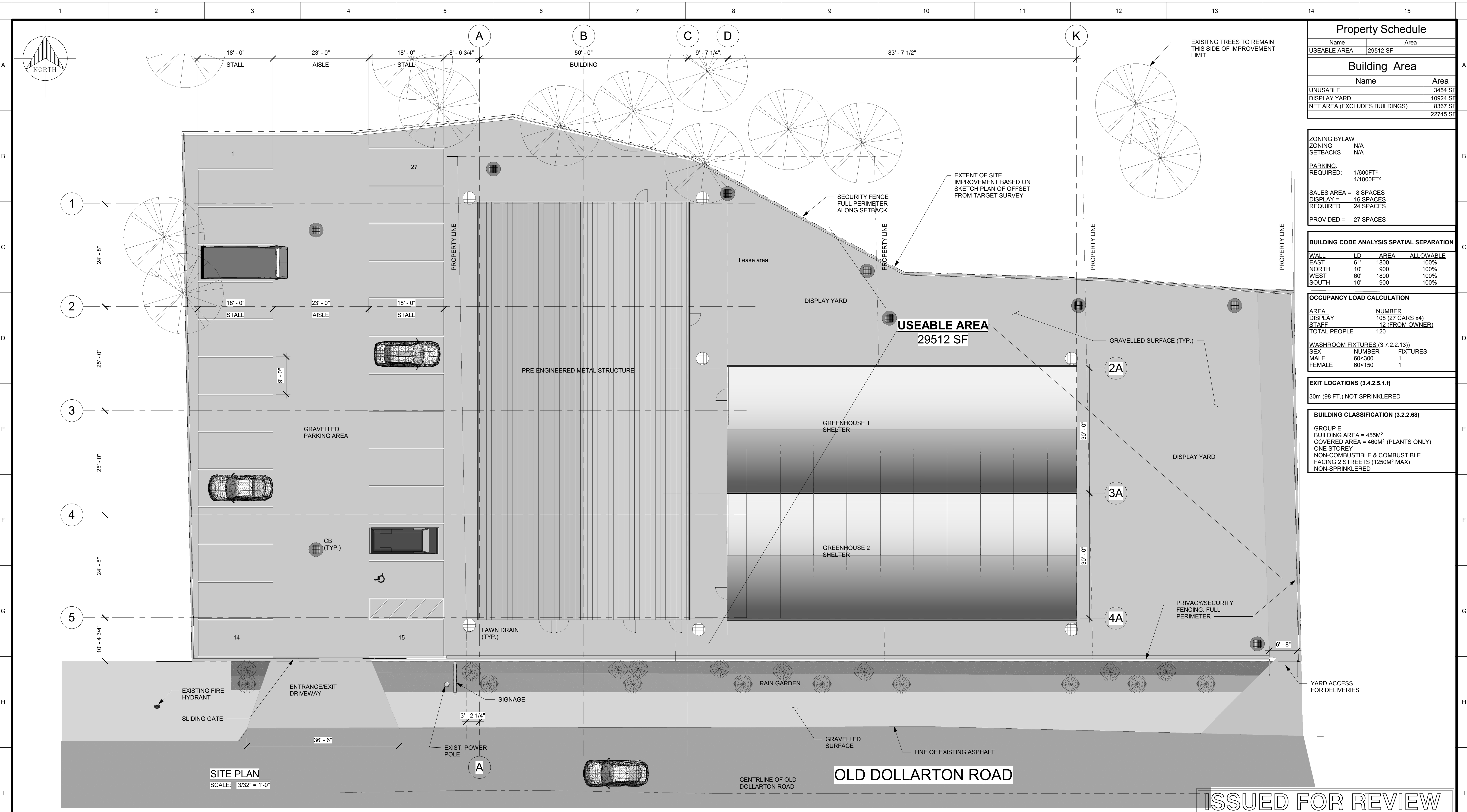


315 MOUNTAIN HIGHWAY
 NORTH VANCOUVER, BC
 SACRE-DAVEY.COM

DYKHOF NURSERIES LTD.
 LOTS 1, 2, 3, & 4 OLD DOLLARTON ROAD

TITLE SHEET
DRAWING LIST

DRAWING No. **6966-A-100** REV. **A**



SITE PLAN
 SCALE: 3/32" = 1'-0"

ISSUED FOR REVIEW

DRAWING NUMBER	REFERENCE TITLE	REV.	REVISION DESCRIPTION	DATE	DRN	CHK'D	APP'D
6966-C-001	CIVIL SITE GRADE AND STORMWATER MANAGEMENT PLAN	A	ISSUED FOR PERMIT	2019.02.13	FPA	KSA	KSA
		B	ISSUED FOR REVIEW	2019.07.09	FPA	KSA	KSA

Dijkhof Nurseries & Florist
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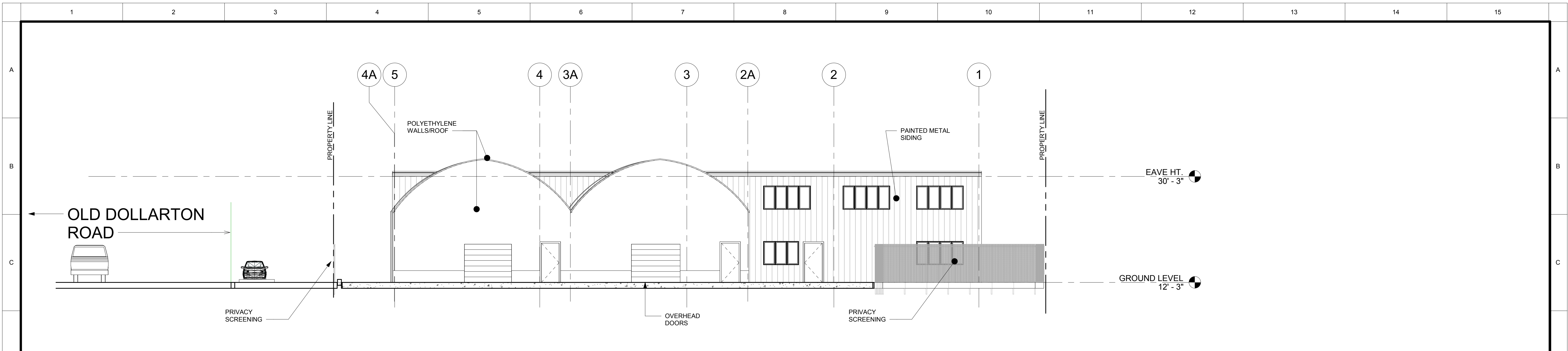
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APPROVED: K. SAVAGE	DATE: 2019.02.13
PROJECT ENG: K. SAVAGE	DATE: 2019.02.13
SCALE: 3/32" = 1'-0"	SIZE: D

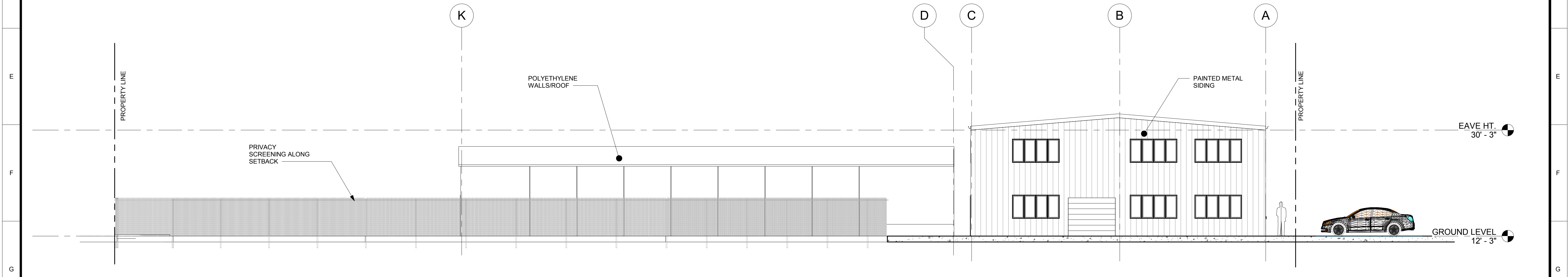
Sacré-Davey ENGINEERING INC.
 315 MOUNTAIN HIGHWAY
 NORTH VANCOUVER, BC
 SACRÉ-DAVEY.COM

DYKHOF NURSERIES LTD.
 LOTS 1, 2, 3, & 4 OLD DOLLARTON ROAD
ARCHITECTURAL SITE PLAN

DRAWING No. **6966-A-101** REV. **B**



EAST
SCALE: 1/8" = 1'-0"



NORTH
SCALE: 1/8" = 1'-0"

ISSUED FOR PERMIT

DRAWING NUMBER	REFERENCE TITLE	REV.	REVISION DESCRIPTION	DATE	DRN	CHK'D	APP'D
1	2	3	4	5	6	7	8
		A	ISSUED FOR PERMIT	2019.02.13	FPA	KSA	KSA



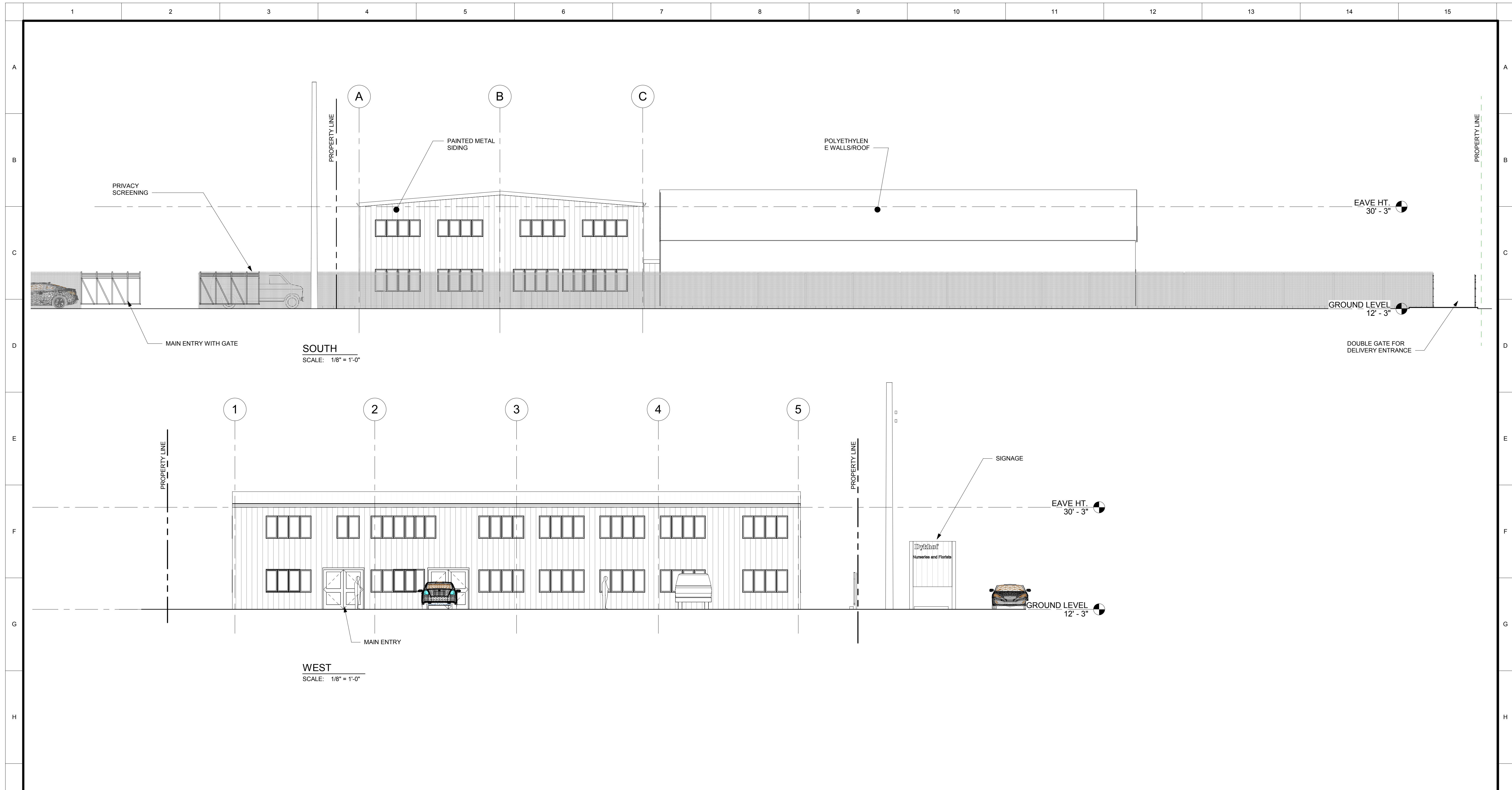
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K. SAVAGE	2019.02.13
APPROVED:	DATE:
K. SAVAGE	2019.02.13
PROJECT ENG:	DATE:
K. SAVAGE	2019.02.13
SCALE:	SIZE:
1/8" = 1'-0"	D



DYKHOF NURSERIES LTD.
LOTS 1, 2, 3, & 4 OLD DOLLARTON ROAD
ARCHITECTURAL
BUILDING ELEVATIONS SHT. 1

DRAWING No.	6966-A-102	REV.	A
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ISSUED FOR PERMIT

DRAWING NUMBER	REFERENCE TITLE	REV.	REVISION DESCRIPTION	DATE	DRN	CHK'D	APP'D
1		A	ISSUED FOR PERMIT	2019.02.13	FPA	KSA	KSA



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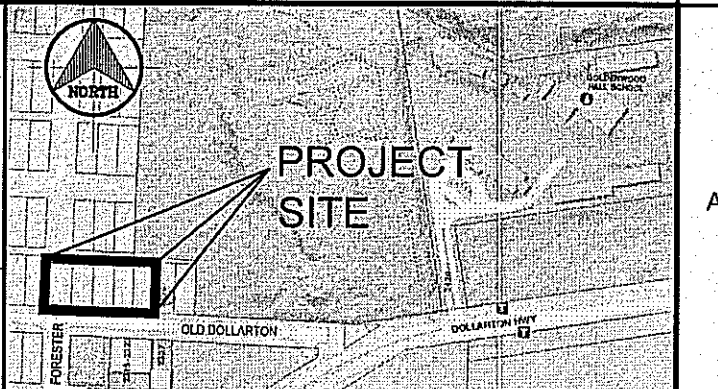
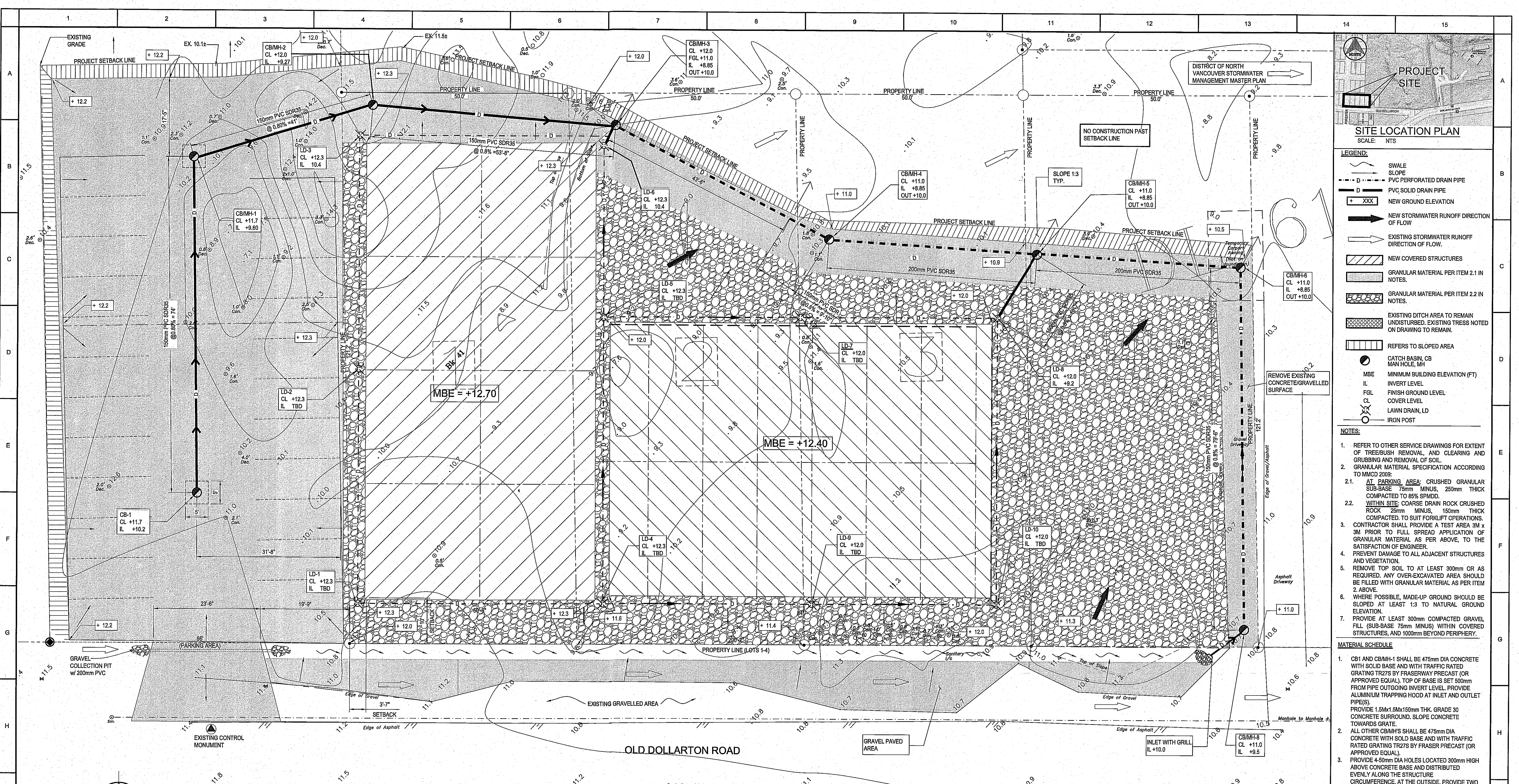
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CHECKED:	DATE:
K. SAVAGE	2019.02.13
APPROVED:	DATE:
K. SAVAGE	2019.02.13
PROJECT ENG:	DATE:
K. SAVAGE	2019.02.13
SCALE:	SIZE:
1/8" = 1'-0"	D



315 MOUNTAIN HIGHWAY
NORTH VANCOUVER, BC
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DYKHOF NURSERIES LTD.
LOTS 1, 2, 3, & 4 OLD DOLLARTON ROAD
ARCHITECTURAL
BUILDING ELEVATIONS SHT.2

DRAWING No. **6966-A-103** REV. **A**



- LEGEND:**
- SWALE
 - SLOPE
 - PVC PERFORATED DRAIN PIPE
 - PVC SOLID DRAIN PIPE
 - NEW GROUND ELEVATION
 - NEW STORMWATER RUNOFF DIRECTION OF FLOW
 - EXISTING STORMWATER RUNOFF DIRECTION OF FLOW
 - NEW COVERED STRUCTURES
 - GRANULAR MATERIAL PER ITEM 2.1 IN NOTES
 - GRANULAR MATERIAL PER ITEM 2.2 IN NOTES
 - EXISTING DITCH AREA TO REMAIN UNDISTURBED. EXISTING TREES NOTED ON DRAWING TO REMAIN.
 - REFERS TO SLOPED AREA
 - CATCH BASIN, CB
 - MAN HOLE, MH
 - MINIMUM BUILDING ELEVATION (FT)
 - INVERT LEVEL
 - FINISH GROUND LEVEL
 - COVER LEVEL
 - LAWN DRAIN, LD
 - IRON POST

- NOTES:**
1. REFER TO OTHER SERVICE DRAWINGS FOR EXTENT OF TREE/BUSH REMOVAL, AND CLEARING AND GRUBBING AND REMOVAL OF SOIL.
 2. GRANULAR MATERIAL SPECIFICATION ACCORDING TO MMCD 2009:
 - 2.1. AT PARKING AREA: CRUSHED GRANULAR SUB-BASE 75mm MINUS, 250mm THICK COMPACTED TO 85% SPMD.
 - 2.2. WITHIN SITE: COARSE DRAIN ROCK CRUSHED ROCK 25mm MINUS, 150mm THICK COMPACTED TO SUIT FORKLIFT OPERATIONS.
 3. CONTRACTOR SHALL PROVIDE A TEST AREA 3M x 3M PRIOR TO FULL SPREAD APPLICATION OF GRANULAR MATERIAL AS PER ABOVE, TO THE SATISFACTION OF ENGINEER.
 4. PREVENT DAMAGE TO ALL ADJACENT STRUCTURES AND VEGETATION.
 5. REMOVE TOP SOIL TO AT LEAST 300mm OR AS REQUIRED. ANY OVER-EXCAVATED AREA SHOULD BE FILLED WITH GRANULAR MATERIAL AS PER ITEM 2. ABOVE.
 6. WHERE POSSIBLE, MADE-UP GROUND SHOULD BE SLOPED AT LEAST 1:3 TO NATURAL GROUND ELEVATION.
 7. PROVIDE AT LEAST 300mm COMPACTED GRAVEL FILL (SUB-BASE 75mm MINUS) WITHIN COVERED STRUCTURES, AND 100mm BEYOND PERIPHERY.

- MATERIAL SCHEDULE**
1. CB1 and CBMH-1 SHALL BE 475mm DIA CONCRETE WITH SOLID BASE AND WITH TRAFFIC RATED GRATING TR275 BY FRASERWAY PRECAST (OR APPROVED EQUAL). TOP OF BASE IS SET 500mm FROM PIPE OUTGOING INVERT LEVEL. PROVIDE ALUMINIUM TRAPPING HOOD AT INLET AND OUTLET PIPE(S). PROVIDE 1.5Mx1.5Mx150mm THK. GRADE 30 CONCRETE SURROUND. SLOPE CONCRETE TOWARDS GRATE.
 2. ALL OTHER CBMH'S SHALL BE 475mm DIA CONCRETE WITH SOLID BASE AND WITH TRAFFIC RATED GRATING TR275 BY FRASER PRECAST (OR APPROVED EQUAL).
 3. PROVIDE 4-50mm DIA HOLES LOCATED 300mm HIGH ABOVE CONCRETE BASE AND DISTRIBUTED EVENLY ALONG THE STRUCTURE CIRCUMFERENCE. AT THE OUTSIDE, PROVIDE TWO LAYERS OF NON-WOVEN GEOTEXTILE MLEY 4536 WRAPPED THROUGHOUT THE CIRCUMFERENCE.
 4. CBMH4 - 6 SHALL HAVE 180w x 100h SIDE OUT-OUT USED AS OUTFALL AND ORIENTED AS SHOWN ON THE DRAWING.
 5. LAWN DRAIN SHALL BE 300mm DIA CONCRETE WITH OPEN BASE AND NON-TRAFFIC RATED TR14 GRATING. TOP OF BASE IS SET 300mm BELOW PIPE FROM INVERT LEVEL. PROVIDE CRUSHED GRANULAR DRAIN ROCK COMPACTED BASE.

SITE GRADING & STORMWATER MANAGEMENT PLAN
 SCALE: 1"=10'-0"
 NOTE: ALL ELEVATIONS ARE IN FEET

ISSUED FOR PERMIT

DRAWING NUMBER	REFERENCE TITLE	REV.	REVISION DESCRIPTION	DATE	DRN	CHKD	APPD
N3714-POST	PARTIAL POSTING PLAN OF LOTS 1 AND 4 BOTH OF BLK 41, DL 611, GP1 PLAN 2353						
N3714-TOPO-FEET	TOPOGRAPHIC SITE PLAN	A	ISSUED FOR PERMIT	2019.02.19	FPA	KSA	JAN

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SEAL

DESIGNED: J. ANGIUSTIA
 DATE: 2019.02.13

DRAWN: F. PASCAL
 DATE: 2019.02.13

CHECKED: K. SAVAGE
 DATE: 2019.02.13

APPROVED: J. ANGIUSTIA
 DATE: 2019.02.13

PROJECT ENG: K. SAVAGE
 DATE: 2019.02.13

SCALE: 1"=10'-0"
 SIZE: D

Sacré-Davey ENGINEERING INC.
 315 MOUNTAIN HIGHWAY
 NORTH VANCOUVER, BC
 SACRE-DAVEY.COM

DYKHOF NURSERIES
 LOTS 1, 2, 3, & 4 OLD DOLLARTON ROAD
 CIVIL

SITE GRADING & STORMWATER MANAGEMENT PLAN

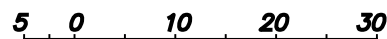
DRAWING No. **6966-C-001** REV. **A**

PARTIAL POSTING PLAN OF LOTS 1 AND 4 BOTH OF BLOCK 41
 DISTRICT LOT 611 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2353

PLAN EPP88674

PURSUANT TO SECTION 68, Land Title Act
 B.C.G.S. 92G.035

SCALE 1 : 750

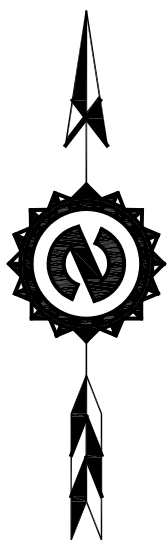


ALL DISTANCES ARE IN METRES

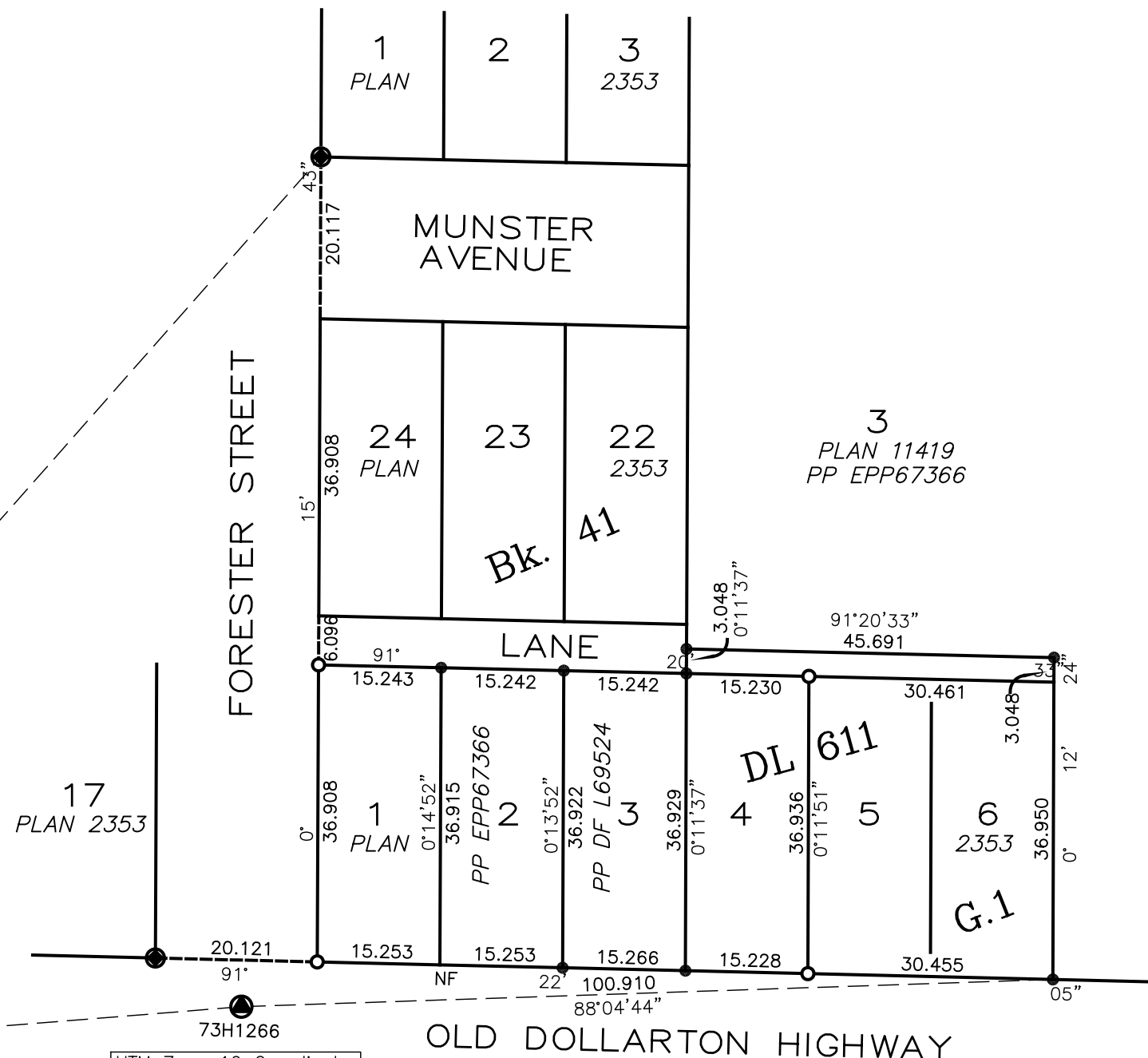
The intended plot size of this plan is 432mm in width
 and 280mm in height (B size) when plotted at a scale of 1:750.

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES NON-STANDARD POST FOUND (PIPE)
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- NF DENOTES NOTHING FOUND
- PP DENOTES POSTING PLAN



UTM Zone 10 Coordinates	
Northing	5461618.231
Easting	498739.378
Point Combined Factor:	0.9996020
Estimated horizontal positional accuracy:	0.02



UTM Zone 10 Coordinates	
Northing	5461656.426
Easting	499211.431
Point Combined Factor:	0.9996024
Estimated horizontal positional accuracy:	0.01

INTEGRATED SURVEY AREA No. 16.
DISTRICT OF NORTH VANCOUVER.
 NAD 83 (CSRS) 4.0.0.BC.1.GVRD
 Grid bearings are derived from observations between geodetic control monuments 6691 and 73H1266.
 This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996022 which has been derived from geodetic control monuments 6691 and 73H1266.
 The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 6691 and 73H1266.

The field survey represented by this plan was completed on the 14th day of December 2018.

Michael Rinsma, BCLS 975

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT